



SINGLE FAMILY MORTGAGE REVENUE BOND PROGRAM



Rates, Products and Limits Effective Date: December 17, 2014

CURRENT RATES

(This is not an advertisement for credit as defined in Regulation Z; contact a participating NIFA lender for Annual Percentage Rate ("APR ") information. Interest rates are subject to change without notice.)

Program Name	Government Rate	Conventional Rate*	Origination/ Discount	P&I Factor
Military Home -VA, FHA and RD loans only	2.75	NA	0% + 0%	2.75—4.082412
First Home Focused (target areas) -VA, FHA, RD and conventional loans	3.00	3.50	0% + 0%	3.00—4.216040 3.50—4.490447
First Home Plus (non-target areas) -VA, FHA, RD and conventional loans	3.00	3.50	0% + 0%	3.00—4.216040 3.50—4.490447
Homebuyer Assistance (HBA) -VA, FHA, RD and Conventional loans -Maximum 5% second amount -Second term of 120 months	3.50—1st rate 1.00—2nd rate	4.00—1st rate 1.00—2nd rate	0% + 0%	3.50—4.490447 4.00—4.774153 1.00—8.760412

*Conventional interest rate is only available using HFA Preferred product guidelines. All Fannie Mae pricing adjustments and adverse market fee is included in the rate.

**Regular rate locks are valid for 60 days. Extended rate locks (new construction only) are valid for 150 days and are subject to a .50% upfront fee that is only refundable when the loan closes during the 150-day lock period.

LOAN PRODUCTS

Loan Product Name	Loan Underwriting Guidelines
FHA 203b	Government - Federal Housing Administration
RD	Government - USDA Rural Development
VA	Government - Veterans Affairs
HFA Preferred only (97 LTV)	Conventional—Fannie Mae only

PURCHASE PRICE LIMITS

Military Home, First Home Focused, First Home Plus and HBA Programs		
	Existing & New Construction	Existing & New Construction
# Units	Non-Target Area	Target Area
1-Unit	225,000	250,000
2-Unit	288,046	316,850
3-Unit	348,146	382,960
4-Unit	432,692	475,961

For 2-4 units, the borrower must live in one of the units as their principal residence. NIFA is required to include net rental income in our total household income calculation for compliance purposes. New construction is not eligible on 2-4 units. The 2-4 unit property must be at least 5 years old.

PLEASE SEE PAGE 2 FOR HOUSEHOLD INCOME LIMITS

Nebraska Investment
Finance Authority
1230 O Street
200 Commerce Court
Lincoln, NE 68508
402-434-3900
Fax: 402-434-0780

NIFA website
www.nifa.org

Lender On-Line (LOL):
<https://lol.nifa.org>
(participating lenders)

Homebuyer Education
NIFA requires home-
buyer education for **all**
Programs prior to
closing. Face to face
REACH approved
education is strongly
encouraged. NIFA will
permit an approved
online internet based
class for certain
programs.

Loan Underwriting
Homebuyers must
have a minimum credit
score of 640. Buyers
without a credit score
must satisfy certain
underwriting criteria.
A maximum debt to
income ratio of 45%
applies on all loans.

**Affordable
Financing
for First-Time
Homebuyers**



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Area (Non-Target)	1-2 Family Members	3 or more Family Members
Adams County	66,000	75,900
Buffalo County	67,200	77,280
Cass County	73,000	83,950
Douglas County	73,000	83,950
Jefferson County	66,000	75,900
Kearney County	66,700	76,705
Lancaster County	67,900	78,085
Lincoln County	67,800	77,970
Sarpy County	73,000	83,950
Saunders County	73,300	84,295
Scotts Bluff County	66,000	75,900
Seward County	76,500	87,975
Washington County	73,000	83,950
All Other Counties	66,000	75,900
Area (Target)	1-2 Family Members	3 or more Family Members
Adams, Jefferson & Scotts Bluff Counties	79,200	92,400
Douglas County	87,600	102,200
Lancaster County	81,480	95,060